

AVAILABLE FOR SALE

155 Bridgeport Avenue, Milford, CT



To arrange a tour contact:
Silvester Garza
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

Property Availability

- 2,500± SF Total Building
- 1,378± SF Space (car dealership space)
- 1,122± SF Space (autobody shop space)

Property Details

- Land Area: .31 Acres
- Zoning: CDD2
- Year Built: 1930
- Clear Height: 8'5" autobody, 15' dealership
- Drive in doors: 3
- Air conditioned: yes
- Sprinkler: suppression system in spray booth
- Electrical: 200 amps, Phase 1
- Water / Sewer: City / City
- Gas: yes, 2 gas heat furnaces
- Parking: 60±

Property Pricing

- Taxes: \$6,615 (155 Bridgeport Ave)
\$1,815 (9-11 Lenox Ave)

Key Highlights

- ❖ Land- Dealership- Autobody
- ❖ Recently renovated showroom
- ❖ 15,000 vehicles drive by daily
- ❖ Owner financing available

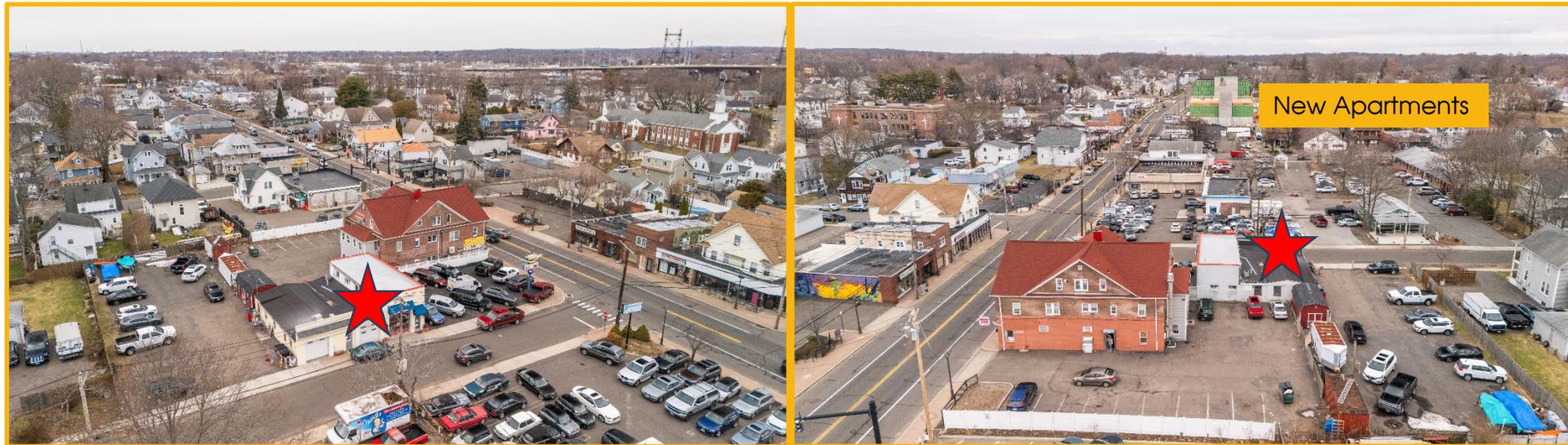


SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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Prime corner lot featuring a distinctive L-shaped layout, offering excellent visibility and access.

Currently home to an auto body shop on a month-to-month lease, while the owner occupies the car dealership—providing immediate income with flexibility.

Unlock the full potential of this versatile property:

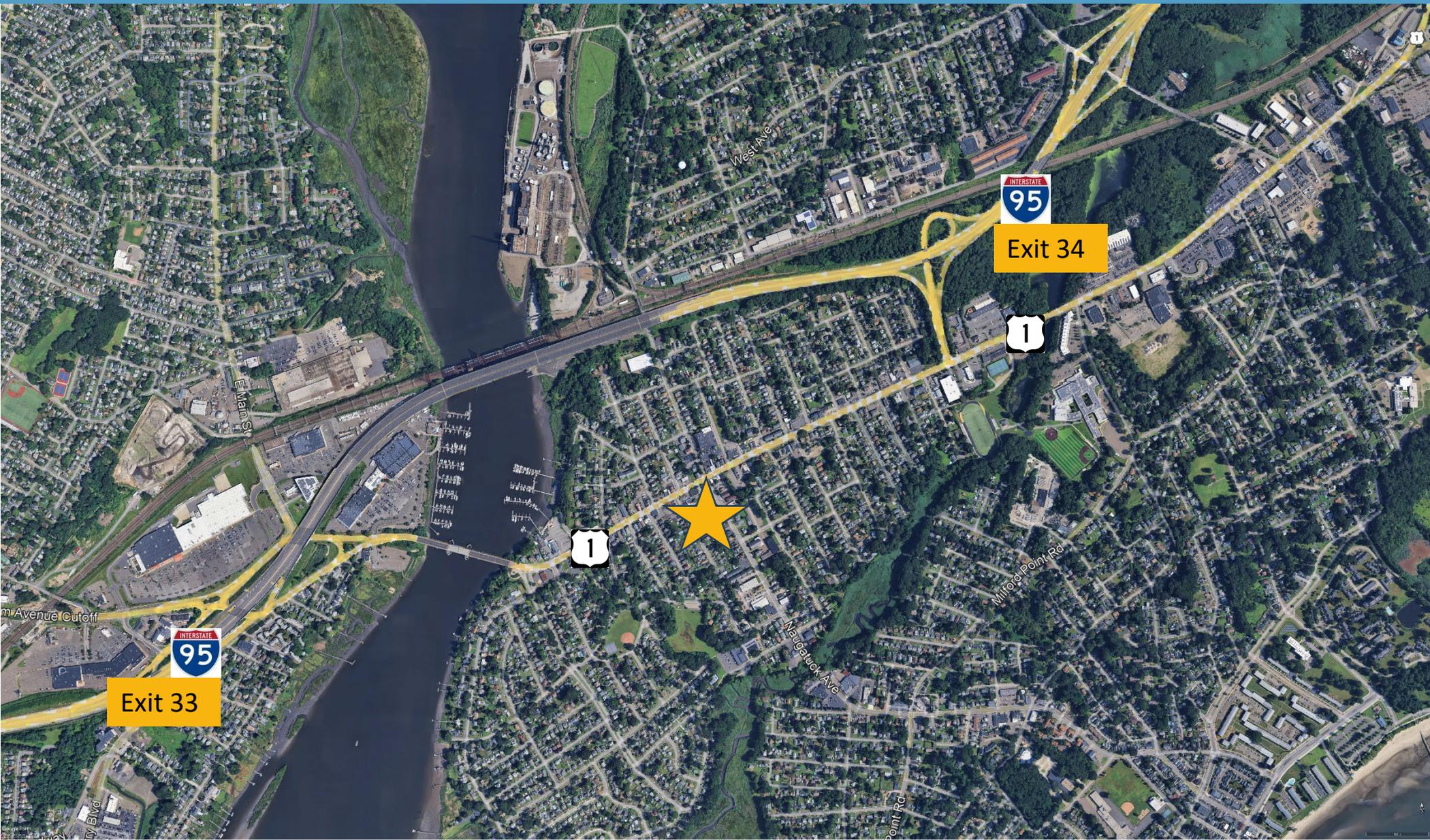
- Redevelop or occupy the entire site for your own use
- Retain the auto body tenant for steady cash flow
- Operate or expand the existing car dealership

A rare opportunity with multiple value-add possibilities in a highly desirable location.

4 Minutes to I-95 Exit 33
2 Minutes to Exit 34
← Washington Bridge,
AKA Devon Bridge







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SECTION 3.17 CORRIDOR DESIGN DEVELOPMENT DISTRICT 2 – DEVON CENTER – NAUGATUCK AVENUE : CDD-2

Purpose: The purpose of the Corridor Design Development District 2 – Devon – Naugatuck Avenue Center is to establish the area as a neighborhood center to provide goods and services for the surrounding area as well as specialty retailing with a broader market area. Development in this area must balance this neighborhood center use with the corridor functions of Route 1 as well as Naugatuck Avenue. Development in Devon Center should be based around sound design principles as well as integration with adjacent residential areas. It must be recognized that successful development of Devon as a neighborhood center may require some expansion of the Corridor Design Development District boundaries into some residential districts.

3.17.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings or uses in the Corridor Design Development District 2 – Devon – Naugatuck Avenue Center, subject to Site Plan approval in accordance with ARTICLE VII, herein.

3.17.1.1 Single family or two-family dwellings.

3.17.1.2 Stores for sale of goods or for performance of personal services, but not including health centers or clubs, including reducing salons, steam baths or similar uses provided that the floor area shall not exceed 5,000 square feet nor have a drive up window service.

3.17.1.3 Food or beverage service establishments without the sale of alcoholic liquor, except as otherwise provided herein.

3.17.1.4 Offices for business, financial, professional or personal services or other similar offices provided that the floor area shall not exceed 5,000 square feet.

3.17.1.5 Dry cleaning or dyeing establishments using non-flammable solvents; provided that the floor area shall not exceed 3,000 square feet per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Departments of Public Works and Public Health.

3.17.1.6 Printing or publishing establishments; provided that the floor area shall not exceed 3,000 square feet per establishment.

3.17.1.7 Off-street parking garages or lots.

3.17.1.8 Mixed use buildings containing two or more permitted uses.

3.17.1.9 Mixed use building containing dwelling units as well as one other permitted use, subject to the following conditions and safeguards:

(1) Each dwelling unit shall comply with the following minimum floor area requirements:

- | | | |
|-----|-------------------------|-----------------|
| (a) | Efficiency bedroom unit | 425 square feet |
| (b) | One bedroom unit | 575 square feet |
| (c) | Two bedroom unit | 750 square feet |

(2) No residential use shall be permitted on the ground floor level.

(3) The number of bedrooms per building shall not exceed a total of six (6).

3.17.1.10 Sale of alcoholic liquor subject to the applicable provisions of Section 5.5 herein.

3.17.1.11 Eating places containing a minimum floor area of 2,000 sq. ft. subject to the provisions of Section 5.5 where applicable, notwithstanding Sections 5.5.1.2 and 5.5.4.1.

3.17.1.12 Recreational Cooking Schools as defined in these Regulations containing a minimum floor area of 1,000 sq. ft. subject to the provisions of section 5.5 herein where applicable, except that Sections 5.5.1.2 and 5.5.4.1 shall not apply.

3.17.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit, Special Exception (as specifically noted) and Site Plan Approval, in accordance with ARTICLE VII herein.

3.17.2.1 Clubs or fraternal organizations in accordance with the provisions of Section 3.8.2.1, herein.

3.17.2.2 Boarding houses, as provided and regulated in One Family Residential Districts, Section 3.1.2.2 herein.

3.17.2.3 Indoor places of entertainment, amusement, recreation or assembly such as theaters, clubs, museums, art galleries, billiard rooms, bowling alleys or other similar indoor uses.

3.17.2.4 Multi-family residential buildings when at least 30% of the units are defined as affordable housing in accordance with Section 8-30g of the Connecticut General Statutes.

- (1) Such developments shall be limited to efficiency, one bedroom and two bedroom units.
- (2) The maximum number and designation of all units by type shall be determined by allocating the total area of the tract of land in accordance with the following schedule:
 - (a) 2,000 square feet per unit.
- (3) The maximum building coverage shall be twenty five percent (25%); maximum lot coverage shall be sixty percent (60%).
- (4) The minimum size of the living area of each type of unit shall be determined in accordance with the following schedule:
 - (a) Two-bedroom Units - 900 sq. ft. minimum;
 - (b) One-bedroom Units - 800 sq. ft. minimum;
 - (c) Efficiency Units - 450 square feet per unit minimum.
- (5) The minimum lot size shall be 40,000 square feet.
- (6) No building shall exceed three (3) stories nor forty (40) feet in height.
- (7) Such development shall only be permitted at locations where 50% or greater of the block street frontage is in non-residential use.

3.17.2.5 Health center or clubs, including reducing salons, steam baths or similar uses.

3.17.2.6 Public charitable institutions, churches or religious institutions.

3.17.2.7 Parks, playgrounds or other public facilities; library, community center or other public buildings.

3.17.2.8 Public utility buildings or facilities with completely enclosed service or storage areas.

3.17.2.9 Mixed use buildings containing one or more Special Uses.

3.17.2.10 Commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment or other similar uses; subject to all applicable provisions of Section 5.4 herein.

3.17.2.11 Stores for sale of goods or for performance of personal services, but not including health centers or clubs, including reducing salons, steam baths or similar uses when the floor area exceeds 5,000 square feet.

3.17.2.12 Offices for business, financial, professional or personal services or other similar offices when the floor area exceeds 5,000 square feet.

3.17.2.13 Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing Special Uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.

3.17.2.14 Bed and breakfast establishments.

3.17.2.15 Restaurants with an outdoor customer dining area as defined in Section 11-2.

3.17.2.16 Mixed-residential use lots containing low-rise multiple family dwellings and one or more of the additional uses described in Section 3.17.2.16 (4), subject to the following conditions and safeguards:

- (1) A mixed-residential use shall only be allowed on lots of two or more acres meeting the following minimum lot requirements:
 - (a) Lot width: 200 feet
 - (b) Lot depth: 200 feet

- (2) In case of a lot that is wholly or partially in the AE-12 flood zone and containing four or more acres, the total gross floor area devoted to commercial use shall be 5.5% and the remaining use shall be residential.
- (3) Each dwelling unit shall comply with the following minimum floor area requirements:
 - (a) Efficiency bedroom unit: 425 square feet
 - (b) One bedroom unit: 575 square feet
 - (c) Two bedroom unit: 750 square feet
 - (d) Three bedroom unit: 925 square feet
- (4) The total gross floor area devoted to commercial use shall have the following uses:
 - (a) Stores for sale of goods or for the performance of personal services, but not including health centers or clubs, reducing salons, steam baths and similar uses, provided that the floor area shall not exceed 4,800 square feet;
 - (b) Eating places, with or without outside dining, containing a minimum floor area of 600 sq. ft. subject to the provisions of Section 5.5 where applicable, notwithstanding Sections 5.5.1.2, 5.5.4.1 and 5.5.4.2;
 - (c) Sale of alcoholic liquor subject to the applicable provisions of Section 5.5 herein, notwithstanding Sections 5.5.12, 5.5.4.1 and 5.5.4.2 however, there shall be only one tavern per lot;
 - (d) Offices for business, financial, professional and personal services and other similar offices provided that the floor area shall not exceed 3,200 sq. ft; and
 - (e) Art galleries provided that the floor area shall not exceed 4,800 square feet.
- (5) Accessory uses to a mixed-residential use shall be permitted to the same extent as provided in Section 3.17.3.
- (6) Off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed-residential use, except that where public, on-street parking is available there shall be no off-street parking or loading

requirement for commercial storefront uses, notwithstanding the applicable provisions of Section 5.1.4, herein. In addition, parking may be provided on a lot other than the building lot either in a public lot or as private lot within 500 feet of the building lot with evidence of a signed lease.

(7) The following minimum setback and open space requirements shall apply to a mixed-residential use:

(a) Principal Uses

(i) Front yard: 10 feet or the same as the lowest average front yard of existing structures on the same block or any adjacent block, including blocks separated by a public right-of-way, whichever is less.

(ii) Side and Rear Yards: None required, but must comply with Section 3.17.4.2 (4).

(b) Accessory Buildings: Front yard; same as for principal uses. Side and rear yards are not required, but must comply with Section 3.17.4.2 (4).

(c) Buffer Strip: Must comply with Section 3.17.4.2 (4).

(d) Open Space: A mixed-residential use shall provide not less than 1,000 square feet of open space per residential dwelling unit.

(8) The building and site requirements for a mixed-residential use shall be the same as provided in Section 3.17.4.3 for the CDD-2 generally, except that the maximum permitted number of dwelling units to be contained in any combination of residential buildings shall not exceed a density of 12 dwelling units per acre, or 28 bedrooms per acre. The Board shall determine which rooms may be construed to be bedrooms.

3.17.2.17 Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited, may be permitted by the Board by Special Exception in accordance with Section 7.3.

3.17.2.18 Public or parochial school, private non-profit school, licensed child-care center.

3.17.2.19 Banks with drive-in service shall be permitted by Special Exception and Site Plan Approval.

3.17.2.20. Self Storage facilities in accordance with the following provisions and conditions:

- (1) The main access drive servicing such a facility shall be located no greater than 200 feet from an entrance or exit to a limited access highway.
- (2) Off-street parking and loading shall be provided at a ratio of one (1) parking space for each 10,000 square feet of gross floor area and one (1) loading space for each 100,000 square feet of gross floor area.

3.17.3 **Accessory Uses:** The following accessory uses shall be allowed:

3.17.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processes are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building.

3.17.3.2 Accessory outside storage of equipment, merchandise, materials or supplies which is clearly subordinate and customarily incidental to the principal use and where goods so stored are used or sold exclusively on the premises; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type, density and height, as determined by the Board.

3.17.3.3 Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

3.17.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein. In addition, parking may be provided on a

lot other than the building lot either in a public lot or a private lot with evidence of a signed lease.

3.17.3.5 Signs: In accordance with Section 5.3, herein.

3.17.4 **Lot and Building Requirements:** Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.17.4.1 Minimum Lot Requirements:

- (1) Lot Area: 2,000 square feet;
4,000 square feet for two-family dwellings.
- (2) Lot Width: 20 feet
- (3) Lot Depth: 70 feet

3.17.4.2 Minimum Yard and Open Space Requirements:

- (1) Principal Uses:
 - (a) Front Yard: 10 feet or the same as the average front yard of existing structures on the block.
 - (b) Side and Rear Yards: None required, but at least 4' if provided. If the subject use abuts a residential zone, the required yard shall not encroach on any required buffer strip.
- (2) Accessory Buildings and Accessory Uses: Front yard: same as principal uses. Side and rear yards are not required, but shall comply with Section 3.17.4.2(1)(b) above.
- (3) Buffer Strip: At least 10 feet adjacent to any Residential District; except that the Board may substitute appropriate fencing or landscaped berm of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts. The buffer strip shall be planted in accordance with Article V Section 5.14.

3.17.4.3 Building and Site Requirements:

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood. All buildings and other improvements shall be constructed in accordance with the Corridor Design Development District 2 – Devon Center-Naugatuck Avenue Design Guidelines attached hereto as Appendix A.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 40 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.5 FAR, exclusive of accessory parking garages and structures
- (7) All site development shall be consistent with and enhance the Master Plan For Devon Center dated September 22, 2000.
- (8) Access driveways to Route 1 shall be limited to 1 per lot. One additional driveway shall be permitted for each additional 50 feet of lot width.

3.17.5 Prohibited Uses: The following uses shall be expressly prohibited:

3.17.5.1 No drive-in establishment shall be permitted; except for drive-in banks by Special Exception and Site Plan Approval.)

3.17.5.2 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire; or for the storage of unregistered vehicles.

3.17.5.3 No principal warehouse or storage; junkyard; or principal outside storage yards shall be permitted.

3.17.5.4 No trucking distribution centers or other principal terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.17.5.5 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.

3.17.5.6 Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited.

Milford, Connecticut

General

ACS, 2019–2023	Milford	State
Current Population	52,340	3,598,348
Land Area <i>mi</i> ²	22	4,842
Population Density <i>people per mi</i> ²	2,360	743
Number of Households	22,098	1,420,170
Median Age	47	41
Median Household Income	\$109,580	\$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,153	49%
2 Retail Trade <i>Food and Beverage Stores</i>	4,777	22%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	2,598	87%
4 Manufacturing <i>Fabricated Metal Product Mfg</i>	2,387	23%
5 Wholesale Trade <i>Merchant Wholesalers, Durable Goods</i>	1,629	66%
Total Jobs, All Industries	26,959	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	546	741	728	721	728

Total Active Businesses 5,736

Key Employers

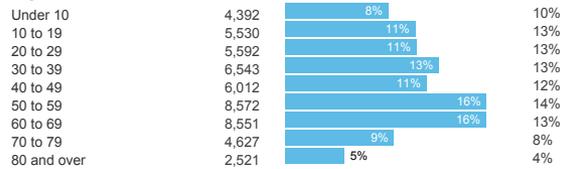
Data from Municipalities, 2025

- 1 Servicom LLC
- 2 Milford Hospital
- 3 Schick-Wilkinson Sword
- 4 Subway World Headquarters
- 5 Doctor's Associates Inc

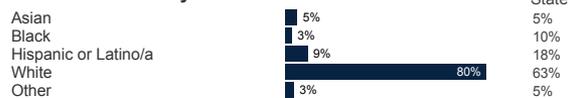
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

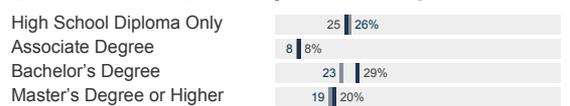


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



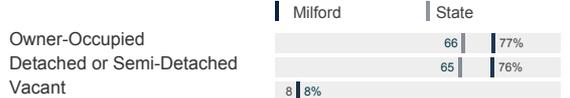
Educational Attainment



Housing

ACS, 2019–2023

	Milford	State
Median Home Value	\$379,300	\$343,200
Median Rent	\$1,822	\$1,431
Housing Units	23,893	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Milford School District	PK-12	5,218	220	91%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Milford School District	53%	56%
Statewide	44%	49%

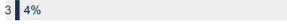
Milford, Connecticut

Labor Force

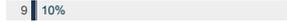
CT Department of Labor, 2024

	Milford	State
Employed	29,925	1,842,285
Unemployed	977	67,181

Unemployment Rate



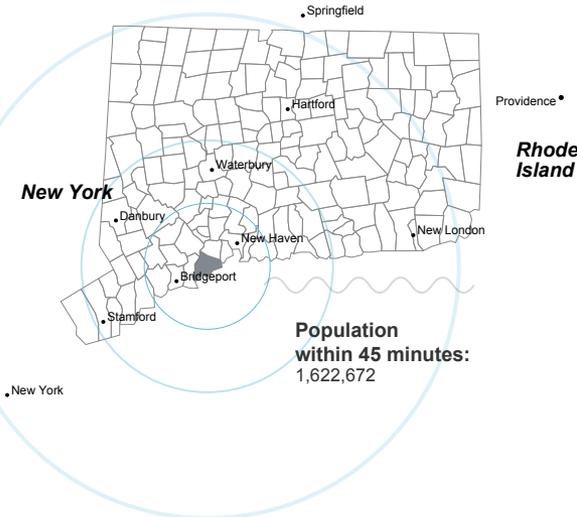
Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



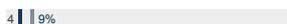
Population within 45 minutes: 1,622,672

Access

ACS, 2019–2023

	Milford	State
Mean Commute Time *	26 min	26 min

No Access to a Car



No Internet Access



Commute Mode



Public Transit

CT <i>transit</i> Service	New Haven metro, Stamford metro
Other Public Bus Operations	Milford Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$231,788,000
Property Tax Revenue	\$187,069,000
per capita	\$3,551
per capita, as % of state avg.	108%
Intergovernmental Revenue	\$29,149,000
Revenue to Expenditure Ratio	98%

Municipal Expenditure

Total Expenditure	\$235,427,000
Educational	\$156,076,000
Other	\$79,351,000

Grand List

Equalized Net Grand List	\$11,507,150,449
per capita	\$218,439
per capita, as % of state avg.	122%
Commercial/Industrial Share of Net Grand List	20%
Actual Mill Rate	27.65
Equalized Mill Rate	16.27

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AA+
Total Indebtedness	\$185,178,000
per capita	\$3,515
per capita, as % of state avg.	120%
as percent of expenditures	79%
Annual Debt Service	\$18,723,000
as % of expenditures	8%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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